SECTION 6
RESIDENTIAL R2 ZONE

6.1 GENERAL PURPOSE OF THE R2 ZONE
The R2 Zone variation is slightly less restrictive than the R1 Zone. The R2 Zone variation provides for and regulates low density residential development in the form of single detached dwellings, semi-detached dwellings, duplex dwellings and two unit converted dwellings. The Residential R2 Zone variations are symbolized by R2 followed by a dash and a number. There is no main Residential R2 Zone variation but rather 6 variations that are differentiated on the basis of site requirements. The R2-1 to R2-5 Zone variations can be applied throughout the City. The R2-6 Zone variation has the lowest lot area standards and it is not intended to be applied to large areas; rather, it is intended to be applied to specific areas and reflect existing development on local streets. This approach allows for the supply of a range of lot sizes and dwelling styles.

(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

6.2 PERMITTED USES
No person shall erect or use any building or structure or use any land or cause or permit any building or structure to be erected or used or cause or permit any land to be in a Residential R2 Zone for any use other than the following uses:

a) Single detached dwellings;
b) Semi-detached dwellings;
c) Duplex dwellings;
d) Converted dwellings (maximum 2 dwelling units) (Z.-1-00819).

6.3 REGULATIONS
No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R2 Zone variation except in conformity with the regulations as set out below and in Table 6.3

1) LOT AREA AND LOT FRONTAGE
Lot Area (Minimum) and Lot Frontage (Minimum) shall be as specified by the regulations set out in Table 6.3 or as shown on a Registered Plan of Subdivision registered after May 14, 1962.

2) INTERIOR SIDE YARD (MINIMUM)

a) Single Detached Dwelling
1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

b) Semi-Detached Dwelling
3.0 metres (9.8 feet) on both sides, except that where a private garage is attached to a unit, the minimum interior side yard for the unit with the garage may be 1.2 metres (3.9 feet) plus for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey. There is no interior side yard required along the common lot line of the semi-detached units.

c) Duplex Dwelling
1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).
d) **Converted Dwelling**

1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

e) **Zero Lot Line**

1.6 metres (5.2 feet) on one side plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey, and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side of the building where the side yard is not provided; all roof drainage from the building is directed onto the site by eavestroughs and downspouts; and the owner grants a private maintenance easement for the entire length of the property having a width of not less than the minimum side yard requirement which shall:

i) be registered by caveat against the title of the site proposed for development and the adjacent site; and,

ii) include a 0.6 metre (1.97 feet) eave and footing encroachment easement.

The interior side yard for zero lot line dwellings where no garage is provided is 3.2 metres (10.5 feet).

(R.-1-00761)

3) **R2-6 ZONE VARIATION**

(Z.-1-00819)

a) Where two abutting lots have a mutual driveway, the frontage requirement shall be reduced by 1.5 metres (4.9 feet). This provision cannot be used in combination with Subsection 4.16(3).

b) Subsection 4.16(3) of this By-law does not apply within this zone variation.

c) Nothing in this By-law shall prohibit tandem parking within this zone.

(O.M.B. File #R910387 - Appeal #9008  June 4, 1993)

4) **Regulations for Low-Rise Residential Development in the Primary Transit Area**

Notwithstanding the provisions of Table 6.3, the front and exterior side yard setbacks, interior side yard setbacks, building depth and garage widths within the Primary Transit Area are specified in Section 4.23 of the General Provisions. (Z.-1-172575)

6.4 **SPECIAL PROVISIONS**

The following zone variations apply to unique or existing situations and are not the standard R2 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 6.2 and/or Section 6.3 shall apply.

a) **R2-1 Zone Variation**

1) **R2-1(1)**

a) Additional Permitted Use:

i) **Personal service establishment.**

2) **R2-1(2)**

a) Additional Permitted Use:

i) **Made-to-convert dwellings.**

b) Regulations:
i) The regulations of the Residential R2 (R2-1) Zone variation for duplex dwellings shall also apply for made-to-convert dwellings;

ii) “Made-to-convert dwelling” means the whole of a dwelling unit other than a duplex dwelling, semi-detached dwelling or a converted dwelling that contains two separate dwelling units each of which has an independent entrance directly from the outside.

(Z.-1-92083)

3) R2-1(3)

a) Regulations:

i) May have a lot frontage of 10 metres (32.8 feet), but not less than 4.5 metres (14.7 feet) in width for one unit of a semi-detached dwelling, provided that no buildings are located in any part of the lot less than 18 metres (59.1 feet) in width at the building line, but not less than 8.5 metres (27.9 feet) for one unit of a semi-detached dwelling, and 4.5 metres (14.7 feet) from the building line including the front of a garage which is adjacent to any portion of a side or rear lot line.

(Z.-1-93181)

4) R2-1(4)

a) Regulations:

i) Dwelling Setback

   From Rail Line

   (Minimum)

   120 metres (394 feet), or 30 metres (98 feet) where a noise berm, or a combination bermand acoustic fence, adjoining and parallel to the railway rights-of-way is provided.

   (Z.-1-95319) (deleted by Z.-1-99664)

   (reinstated Z.-1-01889)

5) R2-1(5)

a) Permitted Uses

i) Semi-detached dwellings.

b) Regulations

i) Frontage

   (Minimum)

   14 m (45.9 ft.)

ii) Frontage for one unit

   (Minimum)

   6.5 m (2.13 ft.)

   (Z.-1-95360)

6) R2-1(6)

a) Regulations:

i) Interior Side Yard for Single Detached Dwellings

   (Minimum)

   1.2 metres (3.9 feet)

   (Z.-1-97497)

7) R2-1(7)

a) Regulations:

i) Setback from a Railway Right-of-Way

   15 metres (49.2 feet)
ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.

(Z.-1-98575)

8) R2-1(8)

a) Regulations:

i) Interior Side Yard - to Single Detached Dwellings

the property line on one side, and an interior side yard of 1.2 metres (3.94 feet) to the property line on the other side; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

(Z.-1-98596)

9) R2-1(9)

a) Regulations

i) Interior Side Yard, Conventional Single

on Detached Dwelling (Minimum) to the property line either side of the dwelling.

ii) Setback from Railway Right-of-way (Minimum) 30 metres (98.4 feet) to the nearest part of any residential building.

(Z.-1-99664)

10) R2-1(10)

a) Regulations:

i) Front Yard Setback, Main Dwelling (Minimum): 3 metres (9.8 feet)

ii) Front Yard Depth for Garages on Local Street (Minimum): 6 metres (19.7 feet)

iii) Interior Side Yard (Minimum): 1.2 metres (3.9 feet)

(Z.-1-99703 - O.M.B. Order No. 0595 - Order Issue Date: April 18, 2000)

11) R2-1(11)

a) Regulations:

i) Dwelling Setback From Railway Right-of-Way (Minimum): 120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm

(Z.-1-99703 - O.M.B. Order No. 0595 - Order Issue Date: April 18, 2000)
noted above.
(Z.-1-99703 -Order No. 0595 -
Order Issue Date: April 18,
2000)

12) R2-1(12)
   a) Regulations
      i) Setback from a Railway Right-of-Way (Minimum)
         Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.
      ii) Single detached dwellings shall have interior side yards of 1.2 metres (3.9 feet) to the property line, in addition to the other permitted uses.

13) R2-1(13)
   a) Regulations:
      i) Front Yard and Exterior Side Yard Depth (m) (Minimum)
         Local Street, Main Building 4.5
         Local Street, Garage 6.0
         Secondary Collector, Main Building 4.5
         Secondary Collector, Garage 6.0
      ii) Interior Side Yard Depth (Minimum)
         Single Detached Dwelling
         1.2 metres (3.9 feet) except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).
         The interior side yard for zero lot line dwellings where no garage is provided is 3.2 metres (10.5 feet).
         Semi-detached Dwelling
         1.2 metres (3.9 feet) except that where no private garage is attached to a unit, the minimum interior side yard for the unit without the garage shall be 3.0 metres (9.8 feet).
         There is no interior side yard required along the common wall of the semi-detached units.
      iii) Lot Coverage (%) (Maximum)
         45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage.
14) R2-1(14)
   a) Regulations:
      i) Interior Side Yard for Single Detached Dwellings (Minimum): 1.2 metres (3.9 feet)
      ii) Dwelling Setback From Railway Right-of-Way (Minimum): 120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm noted above.

15) R2-1(15)
   a) Regulations:
      i) Front Yard Setback, Main Dwelling (Minimum): 3.6 metres (12.0 feet)
      ii) Front Yard Setback, Porch (Minimum): 1.8 metres (6.0 feet)

16) R2-1(16) 218 Burnside Drive and 220-222 Burnside Drive
   a) 218 Burnside Drive Regulation[s]
      i) A converted dwelling may have up to a maximum of three (3) dwelling units.
      ii) Off-Street Parking Spaces (Minimum): 3 spaces in the front yard; 2 of which may be in tandem
   b) 220-222 Burnside Drive Regulation[s]
      i) A converted dwelling may have up to a maximum of three (3) dwelling units.
      ii) Off-Street Parking Spaces (Minimum): 3 spaces; 2 of which may be in tandem

R2-1(17) 3700 Colonel Talbot Road and 3645 Bostwick Road
   a) Regulations:
      i) Front Yard Setback, Dwelling (Minimum): 3 metres (9.8 feet) (Maximum): 4.5 metres (14.8 feet)
      ii) Front Yard Setback, Garages (Minimum): 6 metres (19.7 feet)
iii) **Interior Side Yard**
   (Minimum): 1.2 metres (3.9 feet)

iv) **Lot Coverage**
   (Maximum): 45%

v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
   (Z.-1-192790)

b) **R2-2 Zone Variation**

1) **R2-2(1)**
   a) Permitted Uses:
      i) Converted dwelling.
   b) Regulations:
      i) In no case shall a converted dwelling have a lot area of less than 220 square metres (2,369 square feet) per unit or the lot area as indicated on Table 6.3, whichever is greater.
         (Z.-1-92069)

2) **R2-2(2)**
   a) Permitted Uses
      i) Converted dwelling.
   b) Regulations:
      i) In no case shall a converted dwelling have a lot area of less than 220 square metres (2,369 square feet) per unit or the lot area as indicated on Table 6.3, whichever is greater.
         (Z.-1-92127)

3) **R2-2(3)**
   a) Regulations
      i) Section 4.30 of this By-law, which requires the rear yard requirement be increased by 6.0 metres (19.68 feet), where it abuts an Arterial Street, shall not apply.
         (Z.-1-95364)

4) **R2-2(4)**
   a) Regulations
      i) Setback from a Railway Right-of-Way (Minimum)
      ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.
         (Z.-1-96401)

5) **R2-2(5)**
   a) Regulations
      i) **Floor Area Ratio** 40%
ii) Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that, were it not for Section 1.3 is prohibited in this by-law where:

(a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and,

(b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.

(Z.-1-96440)

6)

7) R2-2(7)

a) Regulations

i) Floor Area Ratio / Maximum Floor Area, Gross Residential

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Floor Area Ratio:</th>
<th>Maximum Floor Area:</th>
</tr>
</thead>
<tbody>
<tr>
<td>less than 400 m²</td>
<td>maximum 65%</td>
<td>240 square metres (2,584 square feet)</td>
</tr>
<tr>
<td>between 401-500 m²</td>
<td>maximum 60%</td>
<td>260 square metres (2,799 square feet)</td>
</tr>
<tr>
<td>between 501-700 m²</td>
<td>maximum 55%</td>
<td>300 square metres (3,229 square feet)</td>
</tr>
<tr>
<td>between 701-1000 m²</td>
<td>maximum 50%</td>
<td>340 square metres (3,660 square feet)</td>
</tr>
<tr>
<td>over 1000m²</td>
<td>maximum 50%</td>
<td>440 square metres (4,736 square feet)</td>
</tr>
</tbody>
</table>

ii) Rear Yard Depth Thirty percent (30%)
(Minimum) of the actual lot depth or as indicated on Table 6.3, whichever is greater;

iii) Yards Where Parking Area Permitted
Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;

iv) Parking Standard
One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this by-law, whichever is greater.

v) Converted Dwellings
A converted dwelling may have up to a maximum of four (4) dwelling units. In no case shall a converted dwelling have a lot area of less than 180.0 square metres (1,937 square feet) per unit, or a lot area as indicated on Table 6.3, whichever is greater.

(Z-1-041299 – OMB Order 0780 – March 15/06)

8)

9) R2-2(9)
a) Regulations
   i) Floor Area Ratio / Maximum Floor Area, Gross Residential
   
      for lots less than 400 m2
      
      Floor Area Ratio: maximum 65%
      
      Maximum Floor Area: 240 square metres (2,584 square feet)

      for lots between 401-500 m2
      
      Floor Area Ratio: maximum 60%
      
      Maximum Floor Area: 260 square metres (2,799 square feet)

      for lots between 501-700 m2
      
      Floor Area Ratio: maximum 55%
      
      Maximum Floor Area: 300 square metres
for lots between 701-1000 m²

Floor Area Ratio: maximum 50%

Maximum Floor Area:
340 square metres
(3,660 square feet)

for lots over 1000 m²

Floor Area Ratio: maximum 50%

Maximum Floor Area:
440 square metres
(4,736 square feet)

ii) Rear Yard Depth
(Minimum)

Thirty percent (30%) of the actual lot depth or as indicated on Table 6.3, whichever is greater;

iii) Yards Where Parking Area Permitted

Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;

iv) Parking Standard

One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this by-law, which ever is greater.

v) Converted Dwellings

A converted dwelling may have up to a maximum of four (4) dwelling units.

In no case shall a converted dwelling have a lot area of less than 180.0 square metres (1,937 square feet) per unit, or a lot area as indicated on Table 6.3, whichever is greater.

(Z-1-051336 – OMB Order 0780 – March 19/06)

10) R2-2(10)

a) Permitted Use:

i) Converted dwelling.

b) Regulations:

i) Number of Dwelling Units
(maximum) 3
ii) Number of bedrooms per Dwelling Unit (maximum) 2

iii) Rear Yard Depth (minimum) 3 metres

iv) Parking 0 spaces (minimum) (Z.-1-081738)

11) R2-2(11)
   a) Permitted Uses:
      i) Single detached dwelling at 569 and 573 Oxford Street East.
      ii) Converted dwellings, with a maximum of two units at 569 Oxford Street East.
      iii) Dwelling unit, with a maximum of one bedroom at 571 Oxford Street East.
      iv) Studio at 571 Oxford Street East.

   b) Regulations:
      i) Floor Area for Studio (Maximum) 79.0 square metres (850.3 square feet)
      ii) Floor Area for Dwelling Units at 571 Oxford Street East 60.0 square metres (642.0 square feet)
      iii) Two (2) parking spaces in tandem are permitted for 569 Oxford Street East, with a total of 6 parking spaces required.
      iv) Notwithstanding the provisions located in Table 6.3, all other zoning provisions not specified in the above zone are as existing on the date of the passing of the By-law. (Z.-1-081744)

12) R2-2(12)
   a) Regulations:
      i) Lot Area (Minimum) 275.0 m²
      ii) Lot Frontage (Minimum) 9.8 m
      iii) Northern Interior Side Yard Setback (Minimum) 2.44 m
      iv) Southern Interior Side Yard Setback (Minimum) 0.61m
      v) Off-street parking 1 parking space
      vi) Accessory Building Northern Interior Side Yard Setback (Minimum) 0.41 m (Z.-1-091900)

13) R2-2(13)
   a) Additional Permitted Use:
i) Parking associated with the existing industrial use at 300 Ashland Avenue.
(Z.-1-091900)

14) R2-2 (14) 1197 York Street

a) Regulations

i) Number of Dwelling Units
   Within a Converted Dwelling
   (maximum) 4 units

ii) Lot area
    (minimum) 520 m² (5597 ft)

iii) Front yard depth
     (minimum) 2.7 meters (8.85 ft)

iv) Interior yard depth (east)
    (minimum) 1.9 meters (6.23 ft)

v) Interior yard depth (west)
   (minimum) 0.7 meters (2.29 ft)

vi) Building Height
    (maximum) 12 meters (39.3 ft)

15) R2-2(15) 1201/1203 York Street

a) Regulations

i) Number of Dwelling Units
   Within a Converted Dwelling
   (maximum) 4 units

ii) Lot area
    (minimum) 520 m² (5597 ft)

iii) Front yard depth
     (minimum) 3.1 meters (10.17 ft)

iv) Interior yard depth (east)
    (minimum) 2.6 meters (8.5 ft)

v) Building Height
   (maximum) 12 meters (39.3 ft)

vi) Parking Area Coverage
    (maximum) 25.4 %
    (Z.-1-122130)

16) Number not used

17) R2-2(17)

a) Permitted Uses
   i) Single detached dwellings;
   ii) Existing legally established semi-detached dwellings;
   iii) Existing legally established duplex dwellings;
   iv) Converted dwellings (maximum 2 dwelling units). (Z.-1-142349)

18) R2-2(18) 1065 Margaret Street

a) Regulations:
Notwithstanding the regulations contained in Table 6.3 - Regulations for R2 Zone variations - the following regulations apply to the building(s) existing on the date of the passing of the By-law:

i) Front Yard Depth 0.0 metres (Min.)

ii) Interior Side Yard Depth 0.0 metres (Min.) (Z.-1-162460)

19) R2-2(19)

a) Permitted Uses
   i) Single detached dwellings;
   ii) Existing legally established semi-detached dwellings;
   iii) Existing legally established duplex dwellings;
   iv) Existing legally established converted dwellings (max. 2 dwelling units).
      (Z.-1-162486)

b) Regulations
   i) Lot Area 471 square metres (5,069 sq. ft.) (Minimum)
   ii) Rear Yard Depth 4.8 metres (15.7 ft.) (Minimum)
   iii) Interior Side Yard Depth (west) as existing (Z.-1-162510)

20) R2-2(20) That portion of lands fronting Byron Avenue East located at 66 Byron Avenue East

   a) Additional permitted Use:
      iii) Converted Dwelling (maximum 3 Dwelling Units)

b) Regulations
   i) Lot Area 244 square metres (2,626 sq. ft.) (Minimum)
   ii) Front Yard Depth (building) 1.2 metres (3.9 ft.) (Minimum)
   iii) Rear Yard Depth 2 metres (6.5 ft.) (Minimum)
   iv) Interior Side Yard Depth (west) 0.9 metres (2.9 ft.) (Minimum) (Z.-1-162510)

21) R2-2(21) That portion of lands fronting Euclid Avenue East located at the rear of 66 Byron Avenue East

   a) Permitted Use:
      i) A single detached dwelling

b) Regulations
   i) Lot Area 244 square metres (2,626 sq. ft.) (Minimum)
   ii) Front Yard Depth (building) 1.2 metres (3.9 ft.) (Minimum)
   iii) Rear Yard Depth 2 metres (6.5 ft.) (Minimum)
   iv) Interior Side Yard Depth (west) 0.9 metres (2.9 ft.) (Minimum) (Z.-1-162510)

22) R2-2(22) 335 and 353 Kellogg Lane and south portion of 1063 Dundas Street
a) Additional Permitted Use
Accessory Parking in favour of 100 Kellogg Lane (Z.-1-172619)

c) R2-3 Zone Variation

1) R2-3 (1)
   a) Regulations:
      i) Setback from a Railway Right of Way (Minimum) 120 metres in the absence of a noise berm, combination berm and acoustic fence, adjoining and parallel to the railway rights-of-way, or 30 metres in conjunction with the safety berm noted above.

2) R2-3(2)
   a) Regulations:
      i) Floor Area Ratio 40% (Maximum)

      ii) Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that, were it not for Section 1.3 is prohibited in this by-law where:
         (a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and,
         (b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.

3) R2-3(3)
   a) Regulations:
      i) Access may be permitted via a right-of-way to an improved street.

4) R2-3(4)
   a) Interior Side Yard (Minimum) 1.2 metres (3.9 feet) on either side of the dwelling, regardless of building height.

R2-3(5) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:
   i) Front Yard Setback, Dwelling (Minimum): 3 metres (9.8 feet)
     (Maximum): 4.5 metres (14.8 feet)
ii) Front Yard Setback, Garages (Minimum): 6 metres (19.7 feet)

iii) Interior Side Yard (Minimum): 1.2 metres (3.9 feet)

iv) Lot Coverage (Maximum): 45%

v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-192790)

d) R2-4 Zone Variation

1) R2-4(1)
   a) Regulations
      i) Parking
         One (1) space minimum. Two (2) spaces maximum may be located in the front yard, limited to those properties which do not meet the parking regulation as of May 11, 1998. (Z.-1-98589)

2) R2-4(2)
   a) Regulations
      i) Lot Frontage (Minimum): 14.0 metre (45.9 feet)
      ii) Front Yard Setback, Main Dwelling (Minimum): 3.0 metre (9.8 feet)
      iii) Front Yard Depth for Garages (Minimum): 5.5 metre (18.0 feet)
      iv) Interior Side Yard Depth (Minimum): 1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side
      v) Lot Coverage (%): 45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage. (Z.-1-152398)

e) R2-5 Zone Variation

f) R2-6 Zone Variation
1) R2-6(1)
   a) Regulations:
      i) Lot Frontage Semi-detached 13 metres
         (Minimum) or 6 metres for one unit.

2) R2-6(2)
   a) Regulations:
      Lot Frontage 16.0 metres for a semi-
      (Minimum) detached lot or 7.5 metres for
      one unit of a semi-detached. The minimum
      front yard for lots fronting onto secondary
      collector roads shall be 6.0
      metres. The minimum
      exterior side yard for lots
      fronting onto secondary
      roads shall be 6.0 metres.

(Z.-1-95310)
| COLUMN | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T |
| 1      | RESIDENTIAL TYPE | Single Detached | Semi-Detached | Duplex | Converted | Single Detached | Semi-Detached | Duplex | Converted |
| 2      | ZONE VARIATIONS | R2-1 | R2-2 | R2-3 | R2-4 | R2-5 | R2-1 | R2-2 | R2-3 | R2-4 | R2-5 | R2-1 | R2-2 | R2-3 | R2-4 | R2-5 | R2-6 |
| 3      | PERMITTED USES | See Section 6.2 |
| 4      | LOT AREA (m²) MINIMUM | 250 | 360 | 370 | 450 | 430 | 200 | 600 | 550 | 600 | 650 | 430 | 550 | 600 | 430 | 600 | 200 | 350 | 350 | 350 |
| 5      | LOT FRONTAGE (m) MINIMUM | 9.0 | 9.0 | 12.0 | 15.0 | 18.0 | 8.5 | 18.0 | 8.5 | 18.0 | 8.5 | 20.0 | 9.5 | 12.0 | 12.0 | 15.0 | 10.5 | 12.0 | 15.0 |
| 6      | FRONT AND EXTERIOR SIDE YARD DEPTH | LOCAL STREET MAIN BUILDING | 4.5 |
| 7      | LOCAL STREET GARAGE | 6.0 |
| 8      | ARTERIAL | 6.0 | 8.0 | 8.0 | 8.0 | 6.0 | 8.0 | 8.0 | 8.0 | 8.0 | 6.0 | 8.0 | 6.0 | 8.0 | 6.0 | 8.0 | 8.0 | 8.0 | N/A |
| 9      | PRIMARY COLLECTOR | 6.0 | 6.0 | 6.0 | 7.0 | 6.0 | 6.0 | 6.0 | 7.0 | 6.0 | 6.0 | 7.0 | 6.0 | 6.0 | 7.0 | 6.0 | 7.0 | 6.0 | 7.0 | N/A |
| 10     | SECONDARY COLLECTOR | 6.0 | N/A |
| 11     | REAR YARD DEPTH (m) MINIMUM | 6.0 | 7.0 | 7.0 | 7.5 | 6.0 | 7.0 | 7.0 | 7.5 | 7.5 | 6.0 | 7.0 | 7.5 | 6.0 | 7.0 | 7.5 | 6.0 | 7.0 | 7.5 | 6.0 |
| 12     | INTERIOR SIDE YARD DEPTH (m) MINIMUM | See Section 6.3(2)(a) or 6.3(2)(e) | See Section 6.3(2)(b) | Or 6.3(2)(e) | See Section 6.3(2)(c) | See Section 6.3(2)(d) | 1.2 |
| 13     | LANDSCAPED OPEN SPACE (%) MINIMUM | 30 | 35 | 25 | 30 | 35 | 20 | 25 | 30 | 20 | 30 | 30 | 25 | 30 |
| 14     | LOT COVERAGE (%) MAXIMUM | 45 | 45 | 45 | 40 | 45 | 40 | 40 | 40 | 35 | 45 | 40 | 45 | 45 | 45 | 35 | 45 | 45 | 40 |
| 15     | HEIGHT (M) | 9.0 | 9.0 | 9.0 | 10.5 |
### TABLE 6.3
RESIDENTIAL R2 ZONE REGULATIONS FOR R2 ZONE VARIATIONS

| COLUMN | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T |
|        |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| 16     |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| PARKING AREA COVERAGE (%) MAXIMUM ** | 25 | 30 | 35 | 25 | 30 | See Section 6.3.3(c) |
| 17     |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| NUMBER OF UNITS PER LOT MAXIMUM | 1 | 2 | 1 | 2 |

COLUMNS Q, R, S and T of this table were approved by OMB Order R910387 dated June 4, 1993 (Appeal #9008)

* Z.-1-00819

** Z.-122125 (OMB Order PL121003, July 22, 2013)

**Explanation of two numbers in Columns F to J and in Column R:**
Minimum Lot Area for Semi-Detached
Minimum Lot Area for One Unit of Semi-Detached

**Explanation of two numbers in Columns F to J and in Column R:**
Lot Area or Frontage for Semi-Detached
Lot Area or Frontage for One Unit of Semi-Detached